

**ZONING BOARD CERTIFICATE**

I, David Stein, Chairman of the ZONING BOARD of the CITY OF STAMFORD, in compliance with Special Act No 619 of the 1953 General Assembly, hereby certify that on May 9, 2022 a Public Hearing was held by the ZONING BOARD on:

**Application 221-08 (MOD)– Stamford Research Drive LLC and FFD West LLC, 12 Research Drive, Stamford, CT –Special Permit**

Proposing the modification of Special Permit approval to convert an existing medical marijuana dispensary at the property known as 12 Research Drive, Stamford, Connecticut (Parcel ID #002-1884), located in the M-G Zone, into a Hybrid Retailer cannabis establishment pursuant to Public Act 21-1 and Section 5.E. – “Medical Marijuana Dispensary Facility” of the City of Stamford Zoning Regulations to permit both medical marijuana and adult use cannabis sales.

The subject property is owned by Stamford Research Drive LLC and Newing LLC, is located in the M-G Zone, and contains approximately 0.62± acres of property located and described as follows:

Block #: 319  
Area: 0.62± Acres

All the certain piece or parcel of land, together with the buildings and all other improvements thereon, situated in the City of Stamford, County of Fairfield and State of Connecticut, being known and designated as Parcel No. 1 and Parcel No. 2 as shown and delineated on a certain map entitled, "Map Prepared for George Goldman, Stamford, Connecticut", now on file in the Office of the Stamford Town Clerk as Map No. 4943, reference thereto being had; bounded and described as follows:

Northerly: 139.08 feet by Larkin Street, so-called;  
Easterly and  
Northeasterly: 208.07 feet by land n/f of George Goldman;  
Southerly: 148.30 feet by land n/f of DeLeo Brothers Development Corporation; and  
Westerly: 199.65 feet by Research Drive, so-called.

<u>NAME</u>	<u>STREET</u>
Stamford Research Drive LLC	12 Research Drive
Newing LLC	Stamford, CT
40 Woodland Street	
Hartford, CT 06105	

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And that the following is a statement of findings: APPROVED AS MODIFIED at its regular meeting held on May 9, 2022 and made the following findings:

**WHEREAS**, effective June 22, 2021, the Connecticut General Assembly approved P.A. 21-1 authorizing the Hybrid Retail sale of marijuana for medical and recreational purposes. Section 148(c) of this act provides that such establishments must be zoned "as if for any other similar use, other than a cannabis establishment, would be zoned," unless otherwise provided for by a municipality through its zoning regulations or ordinance.

**WHEREAS**, the City of Stamford currently has no regulations in place prohibiting retail sale of cannabis.

**WHEREAS** the City of Stamford Law Department has issued an opinion stating that the regulations in Section 5.E. – “Medical Marijuana Dispensary Facility” of the Zoning Regulations apply to retail sales of cannabis pursuant to P.A. 21-1.

**WHEREAS**, the Zoning Board has reviewed a modified Special Permit for the modification of Special Permit approval to convert an existing medical marijuana dispensary at the property known as 12 Research Drive, Stamford, Connecticut (Parcel ID #002-1884), located in the M-G Zone, into a hybrid retailer cannabis establishment pursuant to Section 5.E of the Stamford Zoning Regulations and Public Act 21-1 to permit both medical marijuana and adult use cannabis sales.

**WHEREAS**, notice of the public hearing was duly published in the Stamford Advocate on April 27, 2022 and May 4, 2022.

**WHEREAS**, notice of the public hearing was duly mailed to property owners within 100 feet of the subject site on April 28, 2022 and a Certificate of Mailing evidencing same was submitted into the record on April 28, 2022.

**WHEREAS**, signage conforming to the requirements of the Stamford Zoning Regulations was duly mounted on the subject site on April 22, 2022 and photos and an affidavit evidencing same were submitted into the record on April 22, 2022.

**WHEREAS**, the Zoning Board conducted a duly called public hearing on May 9, 2022 and has considered the submitted comments of other interested City agencies, officials and the general public;

**WHEREAS**, the approved Special Permit and the application to modify it are more particularly described in the following plans:

Site and Architectural Plans prepared by L’Arc Architects LLC, dated February 9, 2022

Sheet	Title
A-0.1 R3.0	Existing Site Plan
A-1.0 R3.0	Existing Layout Plans
A-2.0 R3.0	Existing Exterior Elevations
A-0.5 R3	FFD Existing ADA Plan & FFD Existing Limited Access Plan



Property Survey titled "Improvement Location Survey depicting 12 Research Drive, Stamford, Connecticut," prepared by D'Andrea Surveying & Engineering P.C., dated December 29, 2021.

Signage Plans titled "Fine Fettle Dispensary | 12 Research Drive, Stamford, Connecticut," prepared by artfx, dated February 22, 2022.


And such related materials and exhibits constituting the application file as may be amended to be consistent with representations made during the public hearing held on May 9, 2022 and conditions contained therein. Together all of these documents are referred to hereinafter as the Building and Site Plan.

**NOW THEREFORE BE IT RESOLVED** that the Zoning Board APPROVED AS MODIFIED application 221-08 (MOD), subject to the following conditions:

1. Applicant shall meet all conditions of the original approval 221-08;
2. Applicant shall incorporate the comments received in an email from Mani Poola, City of Stamford Traffic, Transportation and Parking Bureau (TTP), dated March 23, 2022; and
3. Prior to opening of the Hybrid Retail sales facility, Applicant shall submit a Parking Management Plan, subject to approval by Zoning Board staff, in consultation with TTP, addressing how applicant will manage a potential shortage of parking.

Effective date of this Decision: May 24, 2022

DAVID STEIN, CHAIRMAN

  
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ZONING BOARD, CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 24<sup>th</sup> day of May, 2022.